From:	Amy Seeraty
Sent time:	10/28/2019 08:37:09 AM
To:	Michelle Staffield <mstaffield@jlha.net>
Cc:	Ara Mihranian
Subject:	RE: Trump National Golf Course: SUSMP Review #3

Thanks Michelle. I'm guessing you also sent this to the applicant of course?

Amy Seeraty

Senior Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

From: Michelle Staffield [mailto:mstaffield@jlha.net]
Sent: Wednesday, October 02, 2019 10:03 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Ara Mihranian <AraM@rpvca.gov>
Subject: FW: Trump National Golf Course: SUSMP Review #3

Hi Amy,

It was great talking to you this morning. Please see the email below for the latest Plan Check Corrections for the subject project (no action items for the City at this point).

Regards,

Michelle Staffield, P.E. | CPSWQ | QSD

Water Resources Engineer

JLHA

6131 Orangethorpe Ave. **Suite 300**

Buena Park, Ca 90620

Office: (562) 802-7880 x **234**

Fax: (562) 802-2297

From: Michelle Staffield
Sent: Monday, September 23, 2019 10:27 AM
To: 'AraM@rpvca.gov' <AraM@rpvca.gov>
Subject: FW: Trump National Golf Course: SUSMP Review #3

Hi Ara,

Please see email below (I sent to So Kim but received her bounce back email that she is no longer with the City). Will you be a good point of contact for this project?

Regards,

Michelle Staffield, P.E. | CPSWQ | QSD

Water Resources Engineer

JLHA

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Fax: (562) 802-2297

From: Michelle Staffield
Sent: Monday, September 23, 2019 10:20 AM
To: 'Ron Dragoo' <RonD@rpvca.gov>
Cc: 'esassoon@rpvca.gov' <esassoon@rpvca.gov>; 'So Kim' <SoK@rpvca.gov>; desiream@rpvca.gov; 'Selim' <Selim@sawayaeng.com>; Jill Martin <jmartin@trumpnational.com>
Subject: Trump National Golf Course: SUSMP Review #3

Hi Ron,

Please find (see attached) the Plan Check Correction Sheet for Trump National Golf Course (Tract 50666), SUSMP Review #3. Note, the Project Engineer is cc'd herein. Since the submittal only contained an electronic copy, hard copies will not be returned to the City.

As previously discussed, various relevant Plans (i.e. precise grading, architectural, landscape, etc.) are not available at this time; however, the project shall conservatively estimate the maximum allowed impervious coverage from these areas (as conditioned by the City) for the LID BMP sizing calculations. This is acceptable so long as prior to issuance of building permits for individual residential lots, the applicant shall prepare and submit all relevant construction Plans conforming to the approved SUSMP.

Note, the SUSMP design was significantly changed from the previous review, resulting in several critical corrections:

1) A 'Sand Filter Basin' is proposed to mitigate subareas 6 – 12; however, this device does not meet the design specifications of an approved design standard for a biofiltration BMP (i.e. vegetation and soil media must be incorporated). Revise the SUSMP report to specify the design standard utilized [i.e. LA County's BIO-1 (see attached), etc.] and ensure all design specifications are being followed (i.e. geometry, sizing, drainage, Planting/Storage Media, etc.).

2) BMP sizing calculations indicate "percent impervious of 30% for residential land use was condition by the City;" however, the City indicated in their email on May 1, 2019 that the maximum allowed lot coverage (i.e. impervious) is 40% (not 30%). See Resolution No. 2008-85, Condition Q1 below.

Q. MINIMUM OPEN SPACE REQUIREMENTS OF INDIVIDUAL RESIDENCES

1. The minimum open space requirement for all lots shall not be less than 60 percent of the lot. Lot coverage shall include the building footprint, driveway and parking area, covered patios, covered walkways, and other accessory structures.

3) Provide sizing calculations to demonstrate the diversion structure within Line P is sized to convey the $SWQD_V$ from subareas 6-12 to the proposed BMP and only flow beyond the $SWQD_V$ can bypass the BMP.

4) Subarea 4 directs $SWQD_V$ offsite without treatment and must be mitigated by a LID BMP.

Selim, I've also provided several attachments (i.e. Owner's Certification Page, Engineer's Certification Page, City Forms, MCA, etc.) to be utilized in the next submittal. I've also included an O&M Plan template for your use/reference.

Please do not hesitate to contact me should you have any questions regarding the Plan Check Correction Sheet.

Lastly, the Project is over 1 acre and requires a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must be submitted for review and deemed compliant with the CGP. Once authorized, the SWPPP must be uploaded to SMARTS and issued a WDID # prior to approval of the SUSMP.

Regards,

Michelle Staffield, P.E. | CPSWQ | QSD

Water Resources Engineer

JLHA

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